

2218 3 Avenue NW
Calgary, Alberta

MLS # A2333121



\$995,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Level, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC-G
Utilities:	-

Inclusions: n/a

Beautifully renovated two-storey detached home in the heart of West Hillhurst! Charming curb appeal welcomes you with mature trees, lovely front gardens and an inviting covered front porch. Inside, the thoughtfully designed floor plan features a spacious front foyer, a comfortable front living room with a beautifully refurbished electric fireplace and new tile surround, and an open dining area ideal for entertaining. The bright kitchen is centred around a generous island and showcases new quartz countertops, cabinet doors, hardware, sink, faucet, tile backsplash and a complete set of new appliances, including the refrigerator, range, dishwasher, hood fan and garburator. Offering three bedrooms and three-and-a-half bathrooms, the home features attractive, cohesive finishes throughout. Each bathroom has been updated with new quartz countertops, sinks, faucets, toilets, cabinetry hardware and tile, with new eight-millimetre sliding shower-glass doors in the second upper bathroom and basement bathroom. The fully developed lower level provides a versatile recreation room, new laminate flooring and plenty of storage, all within an efficient and functional design. Extensive 2026 improvements include new plumbing lines throughout the home, interior and exterior paint, pot lighting, light fixtures, exterior sconces, door hardware and hinges, front and rear hose bibs, and new sod in the backyard. Additional comforts include air conditioning, humidifier and furnace installed in 2024 and a Sensi Wi-Fi-controlled thermostat. Outside, enjoy a spacious, fully fenced backyard with a large wood deck and double detached garage. West Hillhurst is one of Calgary's most desirable inner-city communities, offering convenient access to the Bow River pathway system, community parks, schools, playgrounds and the shops, restaurants and amenities of nearby Kensington.

The University of Calgary, SAIT, Foothills Medical Centre, Alberta Children’s Hospital and downtown Calgary are all within easy reach. An extensively renovated home offering exceptional comfort, convenience and inner-city lifestyle!